

## HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 21

**HDRC CASE NO:** 2015-244  
**ADDRESS:** 130 DAVIS COURT  
**LEGAL DESCRIPTION:** NCB 6227 BLK 1 LOT 23 AND 24  
**ZONING:** R4 NCD-6  
**CITY COUNCIL DIST.:** 2  
**APPLICANT:** Derek Elliot  
**TYPE OF WORK:** Request for Review of Historic Significance  
**REQUEST:**

A citizen is requesting the HDRC to make a recommendation regarding the significance of the property and its eligibility for designation as a historic landmark.

### APPLICABLE CITATIONS:

*Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks*

**Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

*(b) Criteria For Evaluation*

**(5.) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**

**(8.) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**

**(12.) It is an important example of a particular architectural type or specimen;**

### FINDINGS:

- a. A request for review of historic significance for 130 Davis Ct was submitted to OHP by a citizen.
- b. Consistent with the RID 2014-003, OHP will process the request from a citizen for review and will schedule on the HDRC agenda. If the HDRC does not concur with staff's recommendation, the process will end.
- c. The HDRC may concur that the property is eligible for landmark designation without the consent of the property's owner. According to the UDC Section 35-607(a) & (b)(1), initiation of landmark designation cannot begin without owner consent, unless a City Council resolution to proceed with the designation has been approved. If 130 Davis Ct. is found to be eligible for historic landmark designation and the property owner does not consent, the HDRC shall direct its secretary, the Historic Preservation Officer, to request a City Council resolution to proceed with the designation.
- d. The DDC reviewed the property on June 5, 2015. The committee concurred that the property was eligible for landmark designation.
- e. Consistent with the UDC sec. 35-607(b) 5, the property is a unique and valuable example of a craftsman style.
- f. Consistent with the UDC sec. 35-607(b) 8, the design of the building contributes to the historic integrity of the neighborhood and relays information about architectural and stylistic trends of the period.
- g. Consistent with the UDC sec. 35-607(b) 12, the house is an outstanding example of a unique craftsman style home in San Antonio.
- h. Consistent with the UDC sec. 35-607(b) the property at 130 Davis Ct. meets the criteria for landmark designation as a valuable and unique example of a craftsman style house with high architectural integrity.
- i. The character defining features include a gabled dormer with stick work, a limestone-faced porch and wood

rafters that extend beyond the eaves with elaborate ornamentation.

- j. The tripartite design pattern is evident in the majority of the architectural features, (ie. Windows, rafters, divided lite pattern).

**RECOMMENDATION:**

Staff concurs that the property is eligible for designation based on findings a through g. If the HDRC chooses to approve the request, the HDRC will become the applicant for the designation application before City Council. OHP shall process the application on behalf of the HDRC.

**CASE COMMENTS:**

The property owner submitted a demolition application for 130 Davis on May 29, 2015.

**CASE MANAGER:**

Alyson Smith





# 130 Davis Ct.

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CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Demolition and Designation Committee**

DATE: 6/5/15 HDRC Case# \_\_\_\_\_  
ADDRESS: 130 Davis Ct. Meeting Location: Lone Star Rm - 1901 S. Alamo  
APPLICANT: Lori Orr  
DDC Members present: Michael Guarino, Jacob Valenzuela, Lori Rodriguez  
Staff present: Alyson Smith, Claudia Guerra,  
Others present: \_\_\_\_\_  
REQUEST: Demolition

COMMENTS/CONCERNS: - Laura Dixon, is owner  
Michael - context of street - homes intact; some commercial businesses on ends  
- new construction - multi-family across the street  
- block of craftsmen homes; 130 Davis - specifically unique/unusual  
- decent condition - high quality  
- double lot  
- front - magnolia tree & rear tree  
- past demolition approval expired  
- Lori - unique structure of high quality  
Michael - see's house as a landmark & Lori agrees

**COMMITTEE RECOMMENDATION:** APPROVE [ ] DISAPPROVE [ ]  
**APPROVE WITH COMMENTS/STIPULATIONS:**

MOVE TO HDRC

[Signature]  
Committee Chair Signature (or representative)

6/5/15  
Date